

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

Agent's File No. 08-01401L PELLETIER

SCHEDULE C

The Land referred to in this Commitment is described as follows:

A certain lot or parcel of land, together with any and all buildings thereon, situated in Madawaska, in the County of Aroostook, State of Maine, bounded and described as follows:

Beginning where the point of intersection between the southerly line of land, formerly the Alphy J. Pelletier farm and the northerly line of the former Birch Point Golf Club land meet with the westerly line of the Birch Point Road, so-called; thence proceeding in a southerly direction along the westerly line of the Birch Point Road to a stake which is eight (8) feet northerly from the foundation of a former utility shed; thence westerly in a straight line and at a distance of eight (8) feet from the northerly end of the said former utility shed foundation to the easterly shore of Long Lake; thence proceeding in a northerly direction along the easterly boundary line or shore of said Long Lake to the southerly line of the former Alphy J. Pelletier farm lot line; thence proceeding in an easterly direction along said southerly line of the Alphy J. Pelletier Farm Lot Line, formerly, to the point or place of beginning.

Also hereby conveying the exception or reservation conveying a right of way or easement to take water from a certain spring located on lot of land conveyed by Alphy J. Pelletier and Dorothy Pelletier to David Pelletier with said deed being dated November 22, 1991 and recorded in Book 852, Page 124.

Also conveying the reservation for the right to use, maintain and repair part of a septic system which is located on the above described premises. The holding tank of this system is located approximately seventeen (17) feet from the Northeasterly corner of the garage, and the one and one-half (1 1/2) inch pipeline feeding into the holding tank runs in a Southeasterly direction toward the Back Settlement Road. This reservation is for the benefit of the Grantees, their heirs and assigns, who will reside and occupy a one family dwelling which is located Southeast of the premises described above between Birch Point Road and Long Lake. In the event Grantors, their heirs and assigns, need to enter the above described premises to repair or maintain the septic system, they agree promise and covenant to repair any damage caused and to return the premise to the condition they were in prior to the entry and the exercise of their rights. This reservation being the same reservation set forth and described in warranty deed from Alphy J. Pelletier and Dorothy Pelletier to Leo James Morin and Ida P. Morin with said Deed being dated January 31, 1985 and recorded in Book 639, Page 206.

Also granting a right of way or easement to take water from a well or spring located on land of the within Grantors (Alphy J. Pelletier and Dorothy Pelletier) located an approximate distance of two hundred (200) feet easterly from the easterly line of the land conveyed in Parcel Two of the deed recorded as above referred to in Volume 810, Page 161. This right to take and use water from the well or spring is to be held in common with the within Grantors (Alphy J. Pelletier and Dorothy Pelletier) their heirs and assigns and this right is to be used by the within Grantee (Eileen Diane Morin) her heirs or assigns for the purpose of supplying water to the Snack Bar (formerly) or restaurant located on the Parcel of land set forth in Parcel Two of the deed recorded as above referred to in Volume 810, Page 161. Also conveyed is the right to repair and maintain the water pipe leading from the well to the said Snack Bar (formerly). The within Grantors (Alphy J. Pelletier and Dorothy Pelletier) do not guaranty that the water supply will remain adequate for the use of the said Snack Bar (formerly); in the event that it shall become necessary to drill or provide a new well for a more adequate water supply the expenses shall be borne equally between the Grantors (Alphy J. Pelletier and Dorothy Pelletier) their heirs and assigns and the Grantee Eileen Diane Morin, her heirs and assigns; any repairs required to the water pipe from that point where the line is joined by the separate water pipe of the Grantors (Alphy J. Pelletier and Dorothy Pelletier) their heirs and assigns and the premises located on said Parcel Two of the deed above referred to and recorded in Volume 810, Page 161 and formerly designated as the Snack Bar shall be borne by the Grantee herein (Eileen Diane Morin) her heirs or assigns, and any repairs required from the point of intersection of the separate water line of the Grantors (Alphy J. Pelletier and Dorothy Pelletier) with the main water pipe or line to the said well or spring shall be borne equally between the Grantors (Alphy J. Pelletier and Dorothy Pelletier) their heirs or assigns and the Grantee (Eileen Diane Morin) her heirs or assigns.